



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

SEPTEMBER 21, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** Jeffrey F. Reeves
Location: 328 Lowden Point Road
Mon. Co. Tax No.: 026.18-1-22
Zoning District: R1-E (Single-Family Residential)
Request: a) An area variance for a proposed accessory structure (detached garage) to have an overall height of 20.4 ft., instead of the 17.0 ft. maximum permitted. Sec. 211-11 E (1), Table I
b) An area variance for a proposed detached garage (32.0 ft. x 48.0 ft.; 1536 sq. ft.), resulting in a total gross floor area of 1686 sq. ft. for all existing and proposed accessory structures and attached garages, where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I
c) An area variance for total gross floor area of proposed accessory structures and existing attached garage on the premises (1888 sq. ft.) exceeding the total area of the principal structure (1440 sq. ft.) on the premises. Sec. 211-11 E (1), Table I

- 2. Applicant:** James S. Spears
Location: 63 Lowden Point Road
Mon. Co. Tax No.: 026.15-4-23
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for an existing 15 ft. round, aboveground pool to be located a waterfront yard, where accessory structures, including pools, are permitted in rear yards only. Sec. 211-11 E (3)

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- 3. Applicant:** Robert Pontarelli
Location: 375 Bonesteel Street
Mon. Co. Tax No.: 075.14-3-38
Zoning District: R1-8 (Single-Family Residential)
Request: A special use permit to convert an existing one-family dwelling into a two-family dwelling. Sec. 211-11 C(2)(a)
- 4. Applicant:** Auction Direct USA
Location: 4350 West Ridge Road
Mon. Co. Tax No.: 073.01-1-7
Zoning District: BG (General Business)
Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

NEW BUSINESS:

- 1. Applicant:** Wolf Associates I, LP
Location: 2404 Edgemere Drive
Mon. Co. Tax No.: 026.15-1-63
Zoning District: R1-E (Single-Family Residential)
Request: The following variances are required in order to subdivide 2404 Edgemere Drive:
Lot "B"
An area variance for an existing accessory structure (detached garage; 24.1 ft. x 24.2 ft.; 583.2 sq. ft.), as a principal structure on a lot. Sec. 211-5 (Structure, Accessory)

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- 2. Applicant:** Salvatore's Pizzeria
Location: 2496 West Ridge Road
Mon. Co. Tax No.: 074.14-2-12
Zoning District: BR (Restricted Business)
Request: An area variance for a proposed second (west side) building-mounted sign, with a sign area of 40.0 sq. ft., instead of the one (1) 32.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(c)[1], Table VII
- 3. Applicant:** First Bible Baptist Church
Location: 1039 North Greece Road
Mon. Co. Tax No.: 058.03-3-45
Zoning District: R1-12 (Single-Family Residential)
Request: An appeal for relief from the Fire Sprinkler Law adopted by the Greece Town Board by Local Law #4 of the year 2000. Sec. 115-4 A

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

TBD

ADJOURNMENT

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